

**MINUTE BOOK XXXI PAGES 71-88
TROUTMAN TOWN COUNCIL REGULAR MEETING MINUTES
JUNE 09, 2022**

The regular meeting of the Town of Troutman Town Council was held in the Troutman Town Hall, 400 North Eastway Drive, North Carolina on Thursday, June 9, 2022 at 7:00 p.m. with the Mayor Teross W. Young, Jr., presiding.

Councilmembers Present: W. Paul Henkel; Felina L. Harris; George W. Harris; Edward R. Nau; Jerry R. Oxsher

Absent: None

Staff Present: Ronald Wyatt, Town Manager; Kimberly Davis, Town Clerk; Lynne Hair, Planning Director; Justin Mundy, Finance Director; Josh Watson, Police Chief; Chip Smith, Parks & Rec. Director; Gary Thomas, Town Attorney; Michael Barker, IT

Press Present: Debbie Page, Iredell Free News

I. MAYOR YOUNG CALLED THE MEETING TO ORDER

MAYOR YOUNG WELCOMED VISITORS AND GUESTS

INVOCATION – Delivered by Police Chief Josh Watson

PLEDGE OF ALLEGIANCE

ADJUSTMENTS TO AND APPROVAL OF THE AGENDA (Adjustments)**

None

Upon motion by Councilmember Eddie Nau, seconded by Councilmember George Harris, and unanimously carried, approved the June 09, 2022 Town Council meeting agenda as presented.

II. CONSENT AGENDA: *Consent Agenda Items are considered to be routine by the Town Council and will be approved with one motion. There will be no separate discussion on these items unless the Mayor or a Council member so requests, in which event the item will be removed from the Consent Agenda and considered as the first item under New Business.*

ITEM 1. Approval of Agenda Briefing Meeting Minutes of May 09, 2022

ITEM 2. Approval of Regular Meeting Minutes of May 12, 2022

ITEM 3. Annexation Request AX-22-02 (Contiguous) Applicant: Steven & Emily Geyer; 0.42(+/-) acres; PIN 4741067406 (126 Gilcrest Lane)

a. Adoption of Resolution 24-22 Titled: “Resolution Directing The Clerk To Investigate A Petition Received Under Article 4A of G.S. 160A”

b. Approval of Certificate of Sufficiency

c. Adoption of Resolution 25-22 Titled: “Resolution Fixing Date of Public Hearing On Question of Contiguous Annexation Pursuant to Article 4A Of G.S. 160A” (Setting Public Hearing Date of July 14, 2022)

ITEM 4. Annexation Request AX-22-03 (Contiguous) Applicant: Touché, LLC/Troutman Townes; 1.19(+/-) acres; PIN 4741327896 (681 South Eastway Drive)

- a. Adoption of Resolution 26-22 Titled: “Resolution Directing The Clerk To Investigate A Petition Received Under Article 4A of G.S. 160A”**
- b. Approval of Certificate of Sufficiency**
- c. Adoption of Resolution 27-22 Titled: “Resolution Fixing Date of Public Hearing On Question of Contiguous Annexation Pursuant to Article 4A Of G.S. 160A” (Setting Public Hearing Date of July 14, 2022)**

ITEM 5. Approval of 2021-2022 Year End Budget Amendment(s)

Upon motion by Councilmember George Harris, seconded by Councilmember Felina Harris, and unanimously carried, approved Consent Agenda as presented.

(Copied in full, Resolution 24-22 is filed in Resolution Book IV, Page 31)

(Copied in full, Resolution 25-22 is filed in Resolution Book IV, Page 32)

(Copied in full, Resolution 26-22 is filed in Resolution Book IV, Page 33)

(Copied in full, Resolution 27-22 is filed in Resolution Book IV, Page 34)

(Copied in full, Resolutions 24-22 through 27-22 is attached to these minutes and is filed with annexation applications, site maps and certificate of sufficiency’s, and budget amendment on CD titled: “Town Council Supporting Documents” dated June 6th and 9th, 2022 in CD Book #1 titled: “Town Council Supporting Documents”)

III. STANDING REPORTS

- **J. Hoyt Hayes Memorial Troutman Library Quarterly Report, (Kelli Goodwin, Branch Manager)**

Ms. Kelli Goodwin, Troutman Library Branch Manager presented the following report:

Recap since February 2022

- In-Person Programs
 - Toddler Storytime was held with Miss Deb on Tuesdays at 11 am.
 - Preschool Storytime was held with Miss Kelli on Fridays at 11 am.
 - Teens met on the third Thursday at 4pm.
 - Adult Pinterest was held one Saturday in each month.
- The Book Club for adults (combined with Statesville library) is meeting after hours outside the Library at a restaurant in Statesville on the 1st Thursday of each month.
- Passive Programs
 - 35 people of all ages participated in the monthly Take and Makes. From March to May 145 Take and Makes were passed out.
 - 68 responses were received through the Mailbox program that encourages interaction for children through writing.
- Program Attendance – March through May.
 - 3 Pinterest Adult Programs – 26 in attendance.
 - 3 Programs for teens – zero attendance.
 - 27 programs for infants to school age – 338 in attendance.

- Other statistics:
 - 391 Patrons used computers (March through May).
 - 8,900 visits to the library (March through May).
 - 43,277 books checked out year-to-date (an increase of 37% over last year).
- Iredell Charter visited the library again last month hosting a “Young Authors Night”.
- Early Voting was held this year for the 1st time at the library. Although loud at times it was an interesting and overall good experience. Approximately a dozen new cards were issued as a result.

Summer Reading Program (just beginning)

- In-Person Programs –all in-person programs require registration on the library’s website.
 - Regular story times on Tuesdays and Fridays.
 - School Age Programs every Thursday at 10am and 2pm.
 - Teen’s program –scattering throughout the summer. One today, one on July 7th and one on July 21st.
- Take & Makes are passed out weekly (over 150 were passed out this week).
- Passive Programs – Scavenger Hunt at the library will be held all summer.
- Performance by “Down to Earth Aerials” on June 15th, 10am in the Park. No registration required.

Library Updates

- Added new table and chairs, and a charging station to the Teen area providing their own space to study and work.

Staff Updates

- Ms. Goodwin announced that she has received a promotion and as of June 16th she will be starting her dream job at the Statesville Library as New Services Librarian over the whole county stating this will be her last Town Council meeting.

In expressing appreciation and thanks for all her efforts, Mayor Young and Council members congratulated Ms. Goodwin wishing her the best of luck in her new position, commenting that they hate to lose her.

Mayor Young also expressed appreciation to all the early voting volunteers.

IV. PUBLIC COMMENTS

The public is invited to address the Town Council with comments or concerns. Public comment is limited to three (3) minutes per individual. Speakers are required to sign in at the podium and are required to adhere to Town Policy #51 Titled: “Policy Governing Comments from the Public at Town Meetings”. Public comments can be received by mail at 400 N. Eastway Drive, Troutman NC 28166, live stream chat of no more than 350 words, or email kdavis@troutmannnc.gov (emails can be received up to 5:00 pm the day of the meeting).

No comments were made in-person, via email or YouTube live stream.

V. OLD BUSINESS

ITEM 6. Rezoning Request CZ-RM-22-01 Touché, LLC/Troutman Townes a request for conditional zoning of the property located on the east side of South Eastway Drive near the intersection of Highway 21, PIN(s) 4741327938, 4741336915, 4741327896, 4741336098, 4741431448, and 4741334569. To rezone 24.00(+/-) acres from RT (Town Residential) to CZ-RM (Conditional Zoning – Mixed Residential) for the purpose of a townhome development.

a. Call for a Public Hearing

Mayor Young Opened the Public Hearing

Planning Director Lynne Hair presented the request pointing out that this is old business because at Council's last month meeting the applicant requested a deferral and Council recommended that any changes that the applicant has to the site plan be taken back to the Planning Board; which was done as requested. She stated the applicant is Touché, LLC and the name of the project is Troutman Townes. The property is located on the Northeast side of South Eastway Drive currently zoned Town Residential (RT) and is located in the Town limits therefore, there is no annexation attached to this request this evening. However there is a small tract that will need to be annexed as part of this if this rezoning is approved. Ms. Hair explained that the property can be rezoned this evening and the small parcel annexed at a later date since the property is in the Town's Extra Territorial Jurisdiction (ETJ). Ms. Hair stated that the request is for consideration of a revised site plan for the 24 acres that will allow the development of 96 townhome units. In a Power Point presentation an aerial view of the property was presented along with a revised site plan of the proposed 96 units, open space of 14.65 acres; and wider lots to provide 2 car garages and 2 car driveways. She stated that a Traffic Impact Analysis (TIA) was originally completed based on the first proposal of 184 units, but with the revised plan the total trips for AM and PM are cut in-half with a total of AM trips reduced from 86 to 44, and PM trips reduced from 102 to 54. She also presented the following revised conditions:

- Reduced the number of units from 165 to 96.
- Reduction in density from 6.9 units per acre to 3.99 bringing the plan in compliance with the Town's Land Use Plan which is 4 units per acre.
- An increase in undisturbed nature preserved area from 2.37 acres to 4.35 acres.
- A reduction of needed storm quality measures.
- An increase of total open space from 11.15 acres to 14.50 acres.
- Added duplex units.
- Increased lot size and units to create more parking per unit going from a 1-car garage and 1-car driveway to a 2-car garage and to 2-car driveway.
- Added further separation between townhome units and road network from Eastway Drive.
- Created larger pockets of community green space throughout the development.

Ms. Hair advised that the Planning and Zoning Board recommended approval of the project with the conditions as stated along with the conditions as follows:

- Shutters will be provided on the front windows. Units with rear façades directly adjacent South Eastway Drive shall provide shutters treatment on rear windows greater than 24" square.
- The language that discusses buffer plantings needs to be amended to state that "planting caliper will meet Town of Troutman UDO requirements."

- 4.35 acres of open space will remain undisturbed with the exception of the installation of utilities and removal of invasive species.
- Existing trees and natural vegetation within the undisturbed nature preserve are to remain undisturbed to the extent practical determined during the design phase and shall be delineated during construction with tree protection fence. However, dead, diseased, and nuisance or invasive vegetation such as kudu, poison ivy, brambles and trees and vegetation located within future utility easements to serve the property, may be removed from the tree preservation area. Town Staff shall be notified of any existing vegetation to be removed from the undisturbed nature preserve area prior to work commencing. Supplemental trees and shrubs may be planted in the undisturbed area contingent on existing vegetation is not being adversely affected.

Ms. Hair stated that with the revisions, staff has also reversed their original recommendation now recommending approval of the request based on the following three things:

1. The reduction in density meets the Future Land Use Maps designation for the property of 4 units per acre.
2. The underlying zoning district, RT allows a maximum of 4 units per acre (single family detached only).
3. If developed under RT zoning the amount of open space required would be 20% or 4.8 acres. The revised plan shows that 57% of the site will remain as open space.

Paul Pennell with Urban Design Partners representing Touché, LLC for Troutman Townes addressed the Board with an updated presentation highlighting the revisions as presented by Planning Director Hair of the proposed 96 townhome development, stating that they are requesting rezoning from Town Residential (RT) to Conditional Zoning-Mixed Residential (CZ-RM). He advised that the plan originally started out at 186 townhomes and has been reduced due to feedback from staff, community members and Planning Board. In a Power Point presentation, the original site plan was presented along with the revised plan showing significant changes made with Mr. Pennell reviewing site improvements. He stated that all potential intersections within ½ mile were studied. Previously when the original request was submitted there was a requirement for a TIA given the density, but now based on the reduction in density, the need for the TIA is no longer needed. However, the primary suggested improvement in the TIA was the mitigation for a turn lane with 100' of storage on Hwy 21 at the right turn onto South Eastway Drive, commenting that Touché is committed to allow the mitigation to remain as a condition. Other results from the TIA are as follows:

- Proposed Access “A” (Full Movement) – un-signalized access located on Eastway Drive, approximately 765 feet north of the intersection of Highway 21.
- Proposed Access “B” (Full Movement) – un-signalized access located on Field Drive, approximately 400 feet north of the intersection of S Eastway Drive.

Mr. Pennell provided precedent images of what the Townhomes could look like highlighting specific materials committed in construction such as wood, stone, along with several variations of stone. Applicant Michael Foess stated that the community meeting was held here at Town Hall where they met with adjacent residents along with reaching out to residents that were unable to attend to discuss concerns resulting in voluntarily agreeing to install a fence along their property. They have worked with residents and staff to present a quality development.

Councilmember George Harris asked that with the reduction in units is Touché LLC still willing to construct the gravity feed sewer line. Mr. Foess replied that they are still researching. Not all right-of-ways have been obtained and there are 3 other developers involved that they are coordinating with, but they are committed to work with the town. Councilmember Felina Harris asked for clarification regarding the entrances. Mr. Pennell explained that the main entrance is off Eastway Drive. There is a secondary entrance off Field Drive noting

that they have a proposed emergency easement at the rear of the development. Councilmember Paul Henkel asked at what timeframe the turn lane would be constructed. Planning Director Hair commented that a time frame was not placed in the conditions and that Council may want to consider adding into the conditions. Mr. Foess stated that with 96 units, NCDOT requires the improvement by half (48) certificate of occupancy (CO's) is issued. Mr. Foess agreed to add to the conditions.

Tonya Bartlett, citizen, addressed traffic concerns asking that Council require an entrance off Hwy 21 instead of Eastway Drive. Mr. Pennell responded that they have to follow horizontal design guidelines that is dictated by NCDOT and that it is not allowable due to the proximity of two public roads that close together. She then requested that a traffic light be required.

No comments were received via mail, hand delivery, email or live stream.

Mayor Young Closed the Public Hearing

(Public Hearing Sign-in Sheet is filed with these minutes)

Councilmember George Harris expressed concern for adjacent homeowners and open space in regards to it being reduced and did they reduce it enough.

Councilmember Eddie Nau asked the developers if it is feasible cost wise to install a traffic light. Mr. Pennell responded that the TIA was completed on the projections of 186 units and it did not indicated that a signal is needed at that intersection. He stated that NCDOT has to meet certain warrants to have a traffic signal installed and a signal will not meet the warrant analysis. The TIA would have indicated if a traffic signal met the requirement but all the TIA required was the right turn lane.

b. Consideration of Approval of Ordinance 11-22 Titled: “An Ordinance Changing The Zoning Classification Of The After Described Property From Town Residential (RT) to Conditional Zoning-Mixed Residential (CZ-RM)”

Councilmember Paul Henkel made a motion to approve adoption of Ordinance 11-22 titled: “An Ordinance Changing The Zoning Classification Of The After Described Property From Town Residential (RT) to Conditional Zoning-Mixed Residential (CZ-RM)”. No second was made. Mayor Young stated that the motion fails due to a lack of a second which is ultimately a denial of the request. Town Attorney Gary Thomas confirmed it would be a denial. Mayor Young questioned the applicant’s options in moving forward in the future. Planning Director Lynne Hair sated that they would have to wait the amount of time that the ordinance specifies before the request can be brought to Council again for consideration unless there are significant changes made. Town Manager Wyatt stated that the time frame is one year.

c. Adoption of Statement of Inconsistency

Upon motion by Councilmember George Harris, seconded by Councilmember Jerry Oxsher, and unanimously carried, approved that the request is consistent in accordance with the Town’s Land Use Plan but inconsistent based on the property being recently rezoned (3-4 years ago) to Town Residential (RT) and in regards to traffic concerns.

(Copied in full, Ordinance 11-22 is filed in Ordinance Book 9, Pages 17-23)

(Copied in full, Ordinance 11-22 is attached to these minutes and is filed with staff report, application, site map, original concept plan, revised concept plan, current zoning map, land use map, community meeting report, P&Z

Board's verification of recommendation, revised conditions, and public hearing notice on CD titled: "Town Council Supporting Documents" dated June 6th and 9th, 2022 in CD Book #1 titled: "Town Council Supporting Documents")

VI. NEW BUSINESS

ITEM 7. Annexation Request AX-22-07 (Non-Contiguous) Applicant: Jenny Honeycutt Barkley, Executor; Piedmont Landco, LLC; 91.275(+/-) acres; PIN(s) 4750-08-4420, 4750-18-0208, 4750-17-6981 (Houston Road Development), (Lynne Hair, Planning Director)

a. Call for a Public Hearing

Mayor Young Opened the Public Hearing

Planning Director Lynne Hair stated that the annexation request of 91.275 acres located in Iredell County on Houston Road near I-77 zoned General Business (GB), Highway Business (HB), and Residential Agriculture (RA). Staff recommends approval of this annexation request and it co-insides with rezoning case (CZ-HI-22-05) that Council will hear immediately following this annexation.

Nathan Duggins, Attorney with Tuggle Duggins introduced others present; Teddy Hull, Industrial Developer Partner with Collett Industrial; Michael Newman, Civil Engineer; Chase Smith, Traffic Engineer, Grant Miller, Broker and requested to present their presentation for the annexation as well as the rezoning that accompanies this request at this time. Mayor Young allowed the presentation to be presented for both the annexation and rezoning. Mr. Teddy Hull addressed Council with a brief history of Collett, a Charlotte based development and commercial real estate firm that has over 30 years in the company and approximately 2.5 million square feet of industrial space. In a Power Point presentation he presented an overview of speculative and representative designs/projects of industrial space explaining materials used. Mr. Duggins stated that the annexation and rezoning request impacts 3 parcels on Houston Road east of I-77 that has 3 different zoning destinations that they are seeking to rezone to Conditional Zoning-Heavy Industrial. He stated that the Town's Future Land Use Map calls for Heavy Industrial use on this site and that the use is consistent with this rezoning and annexation request. Mr. Duggins presented the concept plan showing 2 of the buildings are contemplated on the north side of Houston Road and 1 on the south side. Discussion has been held with staff and the property owner regarding connectivity to Hwy 21 on the south of Houston Road just south of the parcels; they agree some type of connectivity may be feasible sometime in the future, explaining that a Duke Power right-of-way runs through the site and the site where connectivity would occur will have to be a process of negotiation. Resulting from the Traffic Impact Analysis (TIA), off-site improvements were displayed that included NCDOT's alignment of Houston Road and Flower House Loop that will improve traffic flow in that corridor and traffic data comparisons of trips in the AM hours and PM hours between warehousing and a mixture of manufacturing and warehouse resulting in the trips being cut in half with warehousing only pointing out that if the property is developed by right the number of trip would double. Mr. Duggins stated that the economic benefit to Troutman is increased tax base, job opportunities and a quality development from an experienced local developer.

Councilmember George Harris questioned the timing of the alignment of Houston Road and Flower House Loop stating that discussions were held regarding other developers contributing to that alignment, would this one contribute as well. Town Manager Wyatt commented that he met with the Collett Group and they are willing to work with Troutman in whatever capacity Council prefers. He continued by stating that it makes the most sense to pool the dollars for all improvements to be made all at once for a better completed project instead of improvements be made just to be tore up and in speaking with NCDOT, because there are so many projects in this particular area they would like to mandate this style of pulling monies together instead of piece milling projects.

Citizen Alan Hales voiced concerns regarding traffic stating that it will be a disaster before NCDOT does anything. In speaking in regards to the traffic study and daily trips, no one said “tractor trailer”. Tractor trailers should be considered; traffic will be terrible and with their weight and slowness they are way different than a car.

John Kinley, Equity Commercial Properties and representative of the sellers spoke in favor of the annexation and rezoning requests stating that Troutman has a great opportunity. He has worked with Collett and a whole lot of other developers over the years and Collett is a 1st Class developer constructing Class A buildings/developments that are in great demand.

Citizen Tonya Bartlett commented that she loves the fact that the town is bringing in businesses, but tractor trailers are destroying the roads stating that Troutman does not need more trucks making it to where the people who live here cannot get through town. She suggested that the developers build a ramp onto I-77 off Houston Road so tractor trailers are not tearing up our town.

Howard Bryan, owner of Piedmont Landco addressed Council stating that he owns 24 acres of the 91 acres that is being requested for annexation and has been invested for the past 10-15 years. He addressed the Land Use Plan stating it was discussed over a period of numerous months by the general public, Iredell County, Troutman Town Council and paid professionals to predict where large businesses of this type should go and it was voted to put it there in close proximity to the interstate interchange. These trucks will not come downtown Troutman. He also addressed the suggestion of building an exit off Houston Road stating that it cannot be done because Federal Law requires 1 mile separation between exits on the interstate and Houston Road is less than 1 mile from Exit 42. Mr. Bryan pointed out the NCDOT has acquired 3 acres of property for a north bound on ramp at Exit 42 and the re-alignment of the Flower House Loop and Houston Road is on the 2025 plan. He stated that our State Senator who resides in this county is the Chairman of the Transportation Committee and that there is an excellent chance that the re-alignment will stay on schedule. Mr. Bryan strongly encouraged Council to take advantage of this opportunity.

No comments were received via mail, hand delivery, email or live stream.

Mayor Young Closed the Public Hearing

(Public Hearing Sign-in Sheet is filed with these minutes)

b. Approval of Ordinance 12-22 Titled: “An Ordinance To Extend The Corporate Limits Of The Town Of Troutman, North Carolina (Non-Contiguous)”

Upon motion by Councilmember George Harris, seconded by Councilmember Paul Henkel, and unanimously carried, Ordinance 12-22 Titled: “*An Ordinance To Extend The Corporate Limits Of The Town Of Troutman, North Carolina (Non-Contiguous)*” was approved.

(Copied in full, Ordinance 12-22 is filed in Ordinance Book 9, Page 24-26)

(Copied in full, Ordinance 12-22, is attached to these minutes and is filed on CD titled: “Town Council Supporting Documents” dated June 6th and 9th, 2022 in CD Book #1 titled: “Town Council Supporting Documents” along with public hearing notice, application, and annexation plat)

ITEM 8. Rezoning Request CZ-HI-22-05 Collette Group, via Tuggle Duggins and Piedmont Landco, request for conditional zoning of the property on the north and south sides of Houston Road, at I-77; PIN(s) 4750-08-4420, 4750-18-0208, 4750-17-6981; 91.275 (+/-) acres from Iredell County GB (General Business), HB (Highway Business), and RA (Residential Agricultural) to Town of Troutman CZ-HI (Conditional Zoning-Heavy Industrial) for the purpose of a warehouse/distribution center, (Lynne Hair, Planning Director)

a. Call for a Public Hearing

Mayor Young Opened the Public Hearing

Planning Director Lynne Hair presented the rezoning request of approximately 92 acres located on both sides of Houston Road in the vicinity of I-77 (Applicant: Collette Group) from Iredell County RA, HB, and GB to Town of Troutman Conditional Zoning-Heavy Industrial (CZ-HI) to allow for construction of 3 warehouse/distribution facilities consisting of 700,000 sq. ft. In a Power Point presentation she displayed a current zoning map showing that adjacent properties are already zoned for industrial and interstate interchange business. The Town's Future Land Use Map shows the property as Heavy Industrial as well. A definition of Heavy Industrial was presented per the Town Unified Development Ordinance (UDO) and the Town's Future Land Use Plan which are very similar to each other as they are designed primarily for certain commercial and general industrial land uses, including manufacturing, processing, and assembling of goods, product distribution facilities, and a broad variety of specialized commercial and industrial operations including those which could potentially have a significant effect on the environment or public utilities, significantly increase truck traffic volumes, or otherwise significantly impact adjoining properties with noise, odor, or vibration. All new HI districts are permitted subject to a Conditional Zoning District stating that this request, if approved is based on the submitted concept plan and the conditions submitted. Engineered documents are required to be submitted and approved by the town's Technical Review Committee of the Town prior to any work done on site. A Traffic Impact Analysis (TIA) was completed by Ramey Kemp. A map of the proposed improvements resulting from the TIA were shown and touched on by the applicant during the annexation portion of this property. Ms. Hair stated that one thing the TIA allows the Town to do is require the applicant to install any improvements the analysis shows and the applicant has agreed to those improvements. She stated that in the Town's Strategic Plan there is a transportation document that shows lines for future roadway connections (non-engineered), and on the map it shows a possible road connection that runs along a Duke Power right-of-way easement through the property connecting to Hwy 21. Ms. Hair stated that the Town would like to see a connection from Houston Road to Hwy 21, but staff does not feel that this is the best location because she does not think Duke Power will allow a roadway through their easement. She suggested other locations along Hwy 21 that already have signal lights. The following are proposed conditions that the applicant has agreed to:

1. Property will be subject to all dimensional, buffering, and setback requirements as stated in Section 2.4 of the Troutman, NC UDO.
2. Property will allow all uses permitted in the HI district pursuant to the Troutman, NC UDO with the exception of:
 - a. Cemeteries (accessory use)
 - b. Adult Establishments
3. Development of the Property will be contingent on Developer complying with the recommendation contained in the final Traffic Impact Analysis accepted by the Town of Troutman, which Developer anticipates will be in the form of contribution towards planned improvements in lieu of construction.
4. Staff would suggest that all improvements identified by the TIA and approved by NCDOT be the responsibility of the Developer.
5. Where adjacent to existing single family residential uses and zoning, staff would recommend a 50' buffer. Where vegetation is scarce, the applicant will provide additional landscape meeting the requirements UDO Section 5.1.5 B.

Ms. Hair advised that a community meeting was held with roughly 5 in attendance with concerns regarding the size of the development. The Town's Planning and Zoning Board recommended denial at their May 23rd meeting based on the following consistency statement: "The requested rezoning is not reasonable or in the public interest due to concerns with unforeseen future growth and traffic when the Douglas warehouse is put into place." Staff recommends approval based on the following:

- The Town Future Land Use Map contained within the Troutman Strategic Plan recommends that this site and its environs be developed for "Heavy Industrial" uses. The proposed development is consistent with the Future Land Use Designation.
- Noting the site's proximity to the interstate and the Strategic Plan Key Guiding Principle of promoting Smart Growth it appears that the requested zoning to CZ-HI is seen as being appropriate with the vision as contained within the Troutman Strategic Plan.

Mayor Young addressed the applicant for additional comments. If not Council could consider to accept the applicants comments made during the Public Hearing of the annexation as part of this rezoning request. The applicant stated that in honor of time that would be appropriate.

Upon motion by Councilmember George Harris, seconded by Councilmember Paul Henkel, and unanimously carried, approved that any public comments made by the applicant and the public during the Public Hearing of the annexation be considered part of this rezoning request.

Citizen Eric Williams spoke to traffic concerns asking if the TIA was completed considering the intersection in its present state or future state. Town Manager Wyatt responded that any time a TIA is done it is performed knowing what the present conditions are and future conditions are going to be based off other projects in the pipeline. In pointing out that there is a 2 year gap between the project and improvements, he requested that Council consider denial of the request until the intersection is aligned and a road connection exist.

Property owner Howard Bryan addressed Council stating that in 2005 the Town of Troutman undertook a major effort to figure out how to increase the water supply and water pressure in the Town with only one water tank, located on Murdock Road to serve Troutman. In 2007 when the Lowe's project began, he personally provided the property for the million gallon water tank and Lowe's contributed well over a million dollars to build the tank. It was a way to attract industry to Troutman and provide a water supply to Exit 42. In addition, property owners gave right-of-ways providing the Town of Troutman the ability to extend a 12" water line down Houston Road as far as Westmoreland Road allowing that area to be buildable and increase the Town's tax base, therefore growth needs to be promoted. Mr. Bryan commented that we cannot get rid of trucks because everything that we get is provided by trucks this day and time.

Tonya Bartlett spoke in opposition voicing concern regarding truck traffic at the intersection of Houston Road and discontentment with NCDOT and the lack of funding stating improvements are not going to happen anytime soon.

No comments were received via mail, hand delivery, email or live stream.

Mayor Young Closed the Public Hearing

(Public Hearing Sign-in Sheet is filed with these minutes)

b. Approval of Ordinance 13-22 Titled: “An Ordinance Changing The Zoning Classification Of The After Described Property From Iredell County GB (General Business), HB (Highway Business), and RA (Rural Agricultural) to Town of Troutman CZ-HI (Conditional Zoning-Heavy Industrial)”

Nathan Duggins, Attorney with Tuggle Duggins representing the applicant agreed to all conditions as proposed.

Upon motion by Councilmember George Harris, seconded by Councilmember Eddie Nau, and unanimously carried, Ordinance 13-22 Titled: “An Ordinance Changing The Zoning Classification Of The After Described Property From Iredell County General Business (GB), HB (Highway Business), and RA (Rural Agricultural) to Town of Troutman CZ-HI (Conditional Zoning-Heavy Industrial)” was approved.

c. Adoption of Statement of Consistency

Upon motion by Councilmember Eddie Nau, seconded by Councilmember George Harris, and unanimously carried, approved that rezoning to Conditional Zoning Heavy Industrial is consistent with the 2018 Troutman Strategic Plans Future Land Use Map designation for the property as Heavy Industrial. The request is consistent with the currently-adopted Unified Development Ordinance, and is reasonable and in the public interest as it proposes to allow industrial development in areas of Troutman where it is appropriate.

(Copied in full, Ordinance 13-22 is filed in Ordinance Book 9, Pages 27-28)

(Copied in full, Ordinance 13-22 is filed with these minutes and is filed with the staff report, application, P&Z Board certification of recommendation, site map, current zoning map, land use map, community meeting report, public hearing notice, and Power Point Presentation on CD Titled: “Town Council Supporting Documents” dated June 6th and 9th, 2022 in CD Book #1 titled: “Town Council Supporting Documents”)

ITEM 9. Annexation Request AX-22-05 (Non-Contiguous) Applicant: Piedmont Landco, LLC-Howard Bryan/Solid Rock Venture; 17.861 acres; PIN(s) 4750-01-3833, 4750-02-5120, 4750-02-4302, 4750-02-4497, 4750-02-4566, 4750-02-2337, 4750-02-1496, 4750-02-4696, 4750-02-2529, 4750- 02-8954, 4750-02-8518, 4750-12-1383, (Charlotte Highway and Crosstie Lane), (Lynne Hair, Planning Director)

a. Call for a Public Hearing

Mayor Young Opened the Public Hearing

Planning Director Lynne Hair presented the annexation request for Piedmont Landco/Solid Rock Ventures of 17.861 acres on Highway 21 at Crosstie Lane adjacent to Iredell Charter School currently in unincorporated Iredell County zoned GB, HB, RA.

Matt Grant, Project Engineer addressed Council in representation of the applicant requesting annexation of the property that is non-contiguous to the Town’s corporate limits but is surrounded by properties that have been annexed and rezoned. He stated a request for a straight rezoning to Highway Business will follow because it is congruence to this area.

No comments were received via mail, hand delivery, email or live stream.

Mayor Young Closed the Public Hearing

(Public Hearing Sign-in Sheet is filed with these minutes)

b. Approval of Ordinance 14-22 Titled: “An Ordinance To Extend The Corporate Limits Of The Town Of Troutman, North Carolina (Non-Contiguous)”

Upon motion by Councilmember Paul Henkel, seconded by Councilmember Eddie Nau, and unanimously carried, approved Ordinance 14-22 Titled: *“An Ordinance To Extend The Corporate Limits Of The Town Of Troutman, North Carolina (Non-Contiguous)”*

(Copied in full, Ordinance 14-22 is filed in Ordinance Book 9, Page 29-31)

(Copied in full, Ordinance 14-22, is attached to these minutes and is filed on CD titled: “Town Council Supporting Documents” dated June 6th and 9th, 2022 in CD Book #1 titled: “Town Council Supporting Documents” along with public hearing notice, application, and annexation plat)

ITEM 10. Rezoning Request RZ-22-04 Solid Rock Ventures request for rezoning of properties located on the east side of US 21 (Charlotte Hwy) and Crosstie Lane, PIN(s) 4750-01-3833, 4750-02-5120, 4750-02-4302, 4750-02-4497, 4750-02-4566, 4750-02-2337, 4750-02-1496, 4750-02-4696, 4750-02-2529, 4750-02-8954, 4750-02-8518, 4750-12-1383; 17.861(+/-) acres from Iredell County RA (Residential Agricultural), GB (General Business) and HB (Highway Business) District to Town of Troutman HB (Highway Business), (Lynne Hair, Planning Director)

a. Call for a Public Hearing

Mayor Young Opened the Public Hearing

Planning Director Lynne Hair presented the rezoning request for Piedmont Landco/Solid Rock Ventures of 17.861 acres on the east side of Charlotte Highway on the north side of Crosstie Lane adjacent to Iredell Charter School. She stated this is the zoning portion of the property that was just approved for annexation currently zoned Iredell County GB, HB, RA. The rezoning request which is to rezone to Highway Business (HB) is a traditional rezoning making it a non-conditional rezoning. There is no site/concept plan to be presented as part of this application, therefore all uses in the Highway Business district should be considered. Ms. Hair informed Council that a plan with a grocery anchor has been submitted, however that is not part of this request this evening. In a Power Point presentation an aerial map with the properties highlighted was shown along with the current zoning map showing that adjacent properties are currently zoned HB, and the Future Land Use Map was displayed showing that the subject property and adjacent properties as interchange commercial; so this request is consistent with the area of which the property is located. Ms. Hair presented the definition of “Highway Business” per the Town’s Unified Development Ordinance (UDO) and “Commercial Interchange” as defined in the Town’s Land Use Plan. The Planning and Zoning Board recommended approval at their May 23rd meeting based on the following consistency statement: “Rezoning RZ-22-04 is consistent with the 2035 Future Land Use Map to allow appropriate highway-business commercial development at this location. The request is consistent with the currently adopted Unified Development Ordinance. The request is reasonable and in the public interest as it proposes to allow commercial development in areas of Troutman where it is appropriate.” Staff recommends approval of the request based on the following:

- The Town Future Land Use Map contained within the Troutman Strategic Plan recommends that this site and its environs be development for “Interchange Commercial” uses, Highway Business fits with the Interchange Commercial Designation.
- The property is in close proximity to Exit 42 off I-77 and the majority of properties in this area are zoned for commercial uses.
- Any development will be required to meet the Troutman UDO standards which includes landscaping, screening, TIA and stormwater measures.

No others spoke for or against the rezoning. No comments were received via mail, hand delivery, email or live stream.

Mayor Young Closed the Public Hearing

(Public Hearing Sign-in Sheet is filed with these minutes)

b. Approval of Ordinance 15-22 Titled: “An Ordinance Changing The Zoning Classification Of The After Described Property From RA (Residential Agricultural), GB (General Business) & HB (Highway Business) District to Town of Troutman HB (Highway Business)”

Upon motion by Councilmember George Harris, seconded by Councilmember Paul Henkel, and unanimously carried, Ordinance 13-22 Titled: “An Ordinance Changing The Zoning Classification Of The After Described Property From RA (Residential Agricultural), GB (General Business) & HB (Highway Business) District to Town of Troutman HB (Highway Business)” was approved.

c. Adoption of Statement of Consistency

Upon motion by Councilmember George Harris, seconded by Councilmember Eddie Nau, and unanimously carried, approved that rezoning to Highway Business is consistent with the 2035 Future Land Use Map to allow appropriate highway-oriented commercial development at this location. The request is consistent with the currently-adopted Unified Development Ordinance. The request is reasonable and in the public interest as it proposes to allow commercial development in areas of Troutman where it is appropriate.

(Copied in full, Ordinance 15-22 is filed in Ordinance Book 9, Page 32)

(Copied in full, Ordinance 15-22 is filed with these minutes and is filed with the staff report, application, P&Z Board certification of recommendation, site map, current zoning map, land use map, public hearing notice, and Power Point Presentation on CD Titled: “Town Council Supporting Documents” dated June 6th and 9th, 2022 in CD Book #1 titled: “Town Council Supporting Documents”)

ITEM 11. Proposed FY 2022-23 Town of Troutman Budget (Ron Wyatt, Town Manager)

a. Call for a Public Hearing

Mayor Young Opened the Public Hearing

Kimberly Davis, Town Clerk read aloud a letter in opposition of the proposed 2022/2023 Budget, received via email from Dan Hester on June 6, 2022. Mr. Hester expressed concerns regarding increases in expenditures in the Police Department and Administration. (Email dated June 6, 2022 is attached to and made part of these minutes)

Town Manager Ron Wyatt addressed Council stated that there were several budget workshops held for staff to present and answer questions. The budget has been posted on the Town’s website, discussed on the radio, and staff have adhered to and met all the statutory requirements regarding public notice and making the budget available for public viewing.

Manager Wyatt addressed the issues/increases proposed as expressed in the comments in the email read by the Town Clerk. He began with the Police Department stating that staff identified and pointed out, after the budget was approved this current year, that there was a severe issue/concern in evidence, and the need of a position in that area. Since the hiring of that position, the evidence room is in proper shape and continues to be a work in progress going forward. He also address the need for additional police positions in order to keep our citizens properly protected. Manager Wyatt explained that the total in equipment is dollars rolled over from current year budget from police vehicles that were unavailable. He stated that on the administrative side, it has been openly discussed: an addition of 1 position (HR), that was not budgeted last year, and 1 more administrative staff position are the two salary increases. The amount of approximately \$70,000 left in Admin is IT, for increased security and for contracted IT services in an effort to save money by not hiring a full time in-house

person. In Public Works there is an increase in salary for 1 additional full time position and equipment that was approved and ordered in the current budget that was not available this year therefore, most of those funds are rolling into the upcoming budget. Manager Wyatt also addressed Parks and Recreation stating that because of the rising cost in building materials a concession could not be built/funded for the amount approved in the current year budget therefore, those funds are also rolling over from current year budget and additional funds are added because of the rising costs in order to move forward with the concession stand. Manager Wyatt discussed the proposed 20% increase in water rates stating that the towns fee to purchase water has gradually increased every year (17.2 % compounded) which was never passed on to the citizens because Council was unaware. This year the Town's cost to purchase water is increasing 7%. Since 2015 the Town only increased residents' water rates once at the rate of 2% and then lowered it the next year. He stated that during the budget workshops Council had discussed increasing half now and half later and was advised that next year is a county wide re-evaluation of approximately 20% increase or more in property tax to residents. Therefore, it would be better to do the water rate increase all at once because of the re-evaluation. Manager Wyatt addressed the increase to \$7.65 to cover the Town's cost for waste and leaf and limb pick-up stating that the Town has only charge \$1.80 per resident explaining that it was costing the town approximately \$8 per resident to provide those services. Per Council's direction, staff researched other municipalities discovering some charge as much as \$20 a month for the services. He stated that in raising that fee, part of the funds will help fund the new admin position and full-time Code Enforcement Officer as requested by Council.

Finance Director Justin Mundy verified for Councilmember George Harris that the Ad-Valorum Tax Rate will remain the same.

Citizen, Michele Stewart expressed concern with the large increase in water, recycling, trash and leaf & limb commenting to increase a rate that high with the economic climate we are in would be tone deaf in what the Town is going through stating there are many people struggling to make ends meet. She spoke to the recently added fee of \$5 for calling in a payment. Although the town does need to recoup those cost, she suggested in effort to protect the citizens of the Town that Council consider doing half this year and half next year commenting that Council has already increased the tax base tonight with the approval of multiple annexations. One property along will bring in over \$200,000 in taxes and that is not counting all that has been annexed this year.

No other comments were received or made.

Councilmember Jerry Oxsher commented that ever since Council's budget workshop he has been struggling with this budget. In hearing from the public tonight and talking with the public, he sees all sides. There is a lot of good things in this budget this Town needs and there are things he just cannot seem to swallow. Based on the comments submitted tonight he would like to think Council is not "Tone Deaf". Council does see and consider these things and to hear the public comments it validates his thoughts over the past several months. He expressed appreciation for the comments made.

Mayor Young Closed the Public Hearing

(Public Hearing Sign-in Sheet is filed with these minutes)

b. Adoption of Ordinance 16-22 Titled; "Town of Troutman FY 2022-23 Budget Ordinance"

Upon motion by Councilmember George Harris, seconded by Councilmember Paul Henkel, and carried, approved Ordinance 16-22 Titled: "*Town of Troutman FY 2022-23 Budget Ordinance*" as presented.

Yeas: G. Harris, Henkel, Nau, F. Harris

Nays: Oxsher

(Copied in full, Ordinance 16-22 is filed in Ordinance Book 9, Pages 33-36)

(Copied in full, Ordinance 16-22 and emailed comments is filed with these minutes and is filed with the budget and public hearing notice on CD Titled: “Town Council Supporting Documents” dated June 6th and 9th, 2022 in CD Book #1 titled: “Town Council Supporting Documents”)

ITEM 12. Consider Approval of Closing a Portion of Lytton Street for a 1st United Methodist Church Special Event, (Wyatt)

Town Manager Ron Wyatt presented the request explaining that the request is for a 3 hour period on the dates requested on the Special Event application stating that it is only a portion of Lytton Street that will be closed and that business will remain accessible. A map showing the portion of the street (between the church and playground) requested for closure was presented in a Power Point presentation.

Upon motion by Councilmember Eddie Nau, seconded by Councilmember Felina Harris, and unanimously carried, approved road closure for a portion of Lytton Street for a 1st United Methodist Church Special Event.

(Copied in full, Special Event application and vicinity map is filed on CD Titled: “Town Council Supporting Documents” dated June 6th and 9th, 2022 in CD Book #1 titled: “Town Council Supporting Documents”)

VI. ELECTED / OFFICIALS REPORTS AND COMMENTS

Councilmembers and Mayor

Councilmember George Harris

- Recognized Keystone Powdered Metal formally known as ESC received the Gold Award from the Department of Labor for the 12th year in a row.
- Thanked staff for all their hard work commenting that this budget was not easy to come by.

Councilmember Eddie Nau

- Congratulated all graduates and all teachers for all they did for the students.
- Invited all residents and citizens to the Town’s Independence Day Parade (July 2nd, 11am) and to the Fireworks that evening at the Fairgrounds. This is something the Town puts a lot effort and work into for everyone’s enjoyment.

Councilmember Jerry Oxsher

- Commented how special the 4th of July parade is and that he is looking forward to it and to seeing fellow members of the community out there.

Councilmember Felina Harris

- Wished “Happy Summer” to all of our children and hope that they have a safe and enjoyable one.
- Commented looking forward to the parade; it is always a good time.
- Stated she is turning 50 this year so she will be celebrating all month.

Councilmember Paul Henkel

- In reference to recognizing businesses, he commented that he hopes the Town can form a partnership with the Troutman Business Network for candidates for the “Business Spotlight” and work with the Town to let us know what their business needs are along with helping to attract new businesses to Town.

Mayor Young

- Expressed appreciation for all the topics discussed by Council stating that he was part of the earlier adoption and recognitions of the “Business Spotlight”. He commented that he looks forward to others picking that up.
- Expressed appreciation for the presence of the community in sharing their thoughts and comments in a civil manner expressing appreciation for civility when it comes to conversations in the town. He stated that citizens feedback help Council understand what is going on in the town. Council encourages that feedback and appreciates people’s willingness to step in and get their hands dirty.
- Spoke to the town’s long range plans stating that they are exactly what they are and they are what the community is saying that they want. It’s not hard to change these stances on a dime when you have businesses coming in to spend millions of dollars to do what we say we want for our community. In the time he has been on this Council, Council has been through several iterations of the Long Range Plan and it has been a challenge in trying to balance the growth between residential and business development. The Town has come a long way in trying to limit increasing taxes and Council has done that because of trying to balance the growth. In asking for continued patience and civility for Council and staff, he let the citizens know that they are being heard; it is not going on deaf ears. We are trying to make the town want the citizens want and have ask for. Mayor Young stated there is a reason people are coming here, and that is because it is a good place to live. He also asked for continued community involvement stating he not only appreciates their involvement but the businesses that are spending the money and think of Troutman as an opportunity. The town put out that banner and asked them to come, and for Council to say “no we don’t want you” is a hard decision. We don’t want to have people to drive 40 miles to have a decent job. We want them to live here, work here, and shop and play here. Mayor Young concluded by expressing appreciation to staff and to all who continue to engage and work with the Town. The Town is growing and has growing pains and hopefully we will do it together and do it responsibility.

Town Manager and Staff

Josh Watson, Police Chief

- Reported that during the month of May the department responded to:
 - 216 calls for service.
 - Completed 48 incident/investigation reports.
 - 21 motor vehicle crash reports.
 - 87 traffic stops resulting in the location of:
 - 2 stolen vehicles
 - arrest of several wanted subjects
 - 17 narcotics violations
 - 4 impaired drivers arrested
 - Foot patrol will continue through the park and in neighborhoods in efforts of being visible and keeping residents safe.
- No significant increase in reported criminal offenses between April and May.
- Continued efforts in ramped up school security – Mayor Young thanked Chief Watson for their efforts in making sure our children are safe.

Justin Mundy, Finance Director

- Expressed appreciation of the involvement from the community and their comments stating that from a finance point of view, we do not take decisions lightly. The budget was a team effort and the department heads are very cognizant of their budget.
- Addressed the \$5 fee imposed for phone payments stating that reason for the fee is protection for the town and the customer in taking credit/debit cards. In the next couple of weeks the town will be going to automated phone system for payments which is safer. He also explained that taking payments over the phone can be very time consuming and as the town continues to grow, the automatic system is a better way of doing things.

Lynne Hair, Planning Director

- Commented that Troutman is definitely growing and the Planning Department continues to be very busy.
- Spoke to several new projects:
 - Barium Spring Project - received application last week. Staff is in the process of reviewing. This will be a conditional zoning process that will require a community input meeting. She invited the community to the meeting stating that community input is important. The developer of the project is looking to do a true mixed use development (similar to a Birkdale development) of which the town does not have a zoning classification. Therefore, they have submitted for some text amendments that will come before Council first.
 - Residential development off Weathers Creek Road – First submission of the site plan, staff was not happy with. The applicant has resubmitted a very unique plan that will be coming before Council towards the end of the summer.
- Reported that the advisory committee for the Land Use Plan re-write met for the 1st time in June with lively discussions held. She recognized Councilmembers Jerry Oxsher and George Harris for helping with the re-write. Ms. Hair extended an invitation for all to attend the 1st Public Input Session to be held at Town Hall on June 29th, 6-8pm.

Chip Smith, Parks & Rec. Director

- Extended an invitation to participate in the Friday night Golf League held every Friday until mid-August at Larkin Golf Course at 5:30pm.
- Farmers Market every Tuesday at the Park Pavilion from 4-7pm.
- Sports Camps for grades K-8 will be held in conjunction with South Iredell High School (SIHS). Basketball will be held on June 13th-15th and July 22nd-29th; Volleyball -June 20th-24th; Softball - June 20th-22nd; and Football - July 11th-15th. All camps will be held at SIHS.
- Skills Day will be held in conjunction with SIHS every Monday in June for K-8 at SIHS. This is a free event.
- Art Camp will be held here at Town Hall on June 27th-30th from 9am to noon followed by an Art Show on Friday, July 1st at ESC Park.
- Independence Day Celebration
 - Independence Day Parade will be held on Saturday, July 2nd at 11am.
 - Independence Day Fireworks will be held at Saturday, July 2nd at the Fairgrounds at dark.
- Firecracker 300 5K – to be held on Sunday July 3rd at 3pm.

Ronald Wyatt, Town Manager

- Acknowledged the passing of R.J. Wilson this week stating that Mr. Wilson, a former Councilmember and grandfather of Adam Lippard, Public Works Director. He commented that our thoughts and prayers are with the family.
- Advised that the Town Charter has been submitted and is making its way through Raleigh in efforts to make needed changes. A copy of a rough draft will be sent to the town before it is voted upon.

- Addressed a previous statement made by a citizen who spoke regarding the town's tax base increasing due to annexations/projects passed tonight stating the projects passed takes a minimum of 3 years to build and approximately 6-7 years before the town will see the full benefit or impact to the budget, if the project stays on time.
- Advised that there was two resignations this week because of the public not having patience and/or not being civil. When out in public/community staff are getting attacked because people have different opinions. There are groups in town that meet and talk about Council or staff and that bleeds back to staff. He stated that everyone has to have different of opinions but when certain comments being made that are inappropriate and it starts effecting staff, then that is bad and it bothers him a lot. Manager Wyatt stated that he does not know how much better the town can communicate with the public when open meetings are held for the public to attend (such as the budget) to hear the discussions held and why things are needed.
- In reference to projects, Manager Wyatt used the ABC Store as an example were people spoke negatively and said it would not turn a profit until approximately 7 years. It proved the experts and everyone wrong by turning a profit in the 1st year due to people believing in it and working together outside the box to make it happen.
- Thanked all Council members that commented and asked for feedback publically in regards to the budget. He also expressed appreciation to all staff member and department heads.

VI, ADJOURNMENT

Upon motion by Councilmember George Harris, seconded by Councilmember Paul Henkel, and unanimously carried, approved to adjourn the June 9, 2022 Town Council meeting at 10:03 p.m.

Teross W. Young, Jr., Mayor

Kimberly H. Davis, Town Clerk

(**) Adjustments to the Agenda